

FOR LEASE



Last Retail Bay 1,400 SF

9555 S. Eastern Ave. Las Vegas, NV 89123

DEVON SANSONE

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Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

www.SansoneCompanies.com



9555 S. Eastern Ave.
Las Vegas, NV 89123

LEASING DETAILS

Space Available:
1,400 SF

Lease Price::
\$2.75 PSF NNN

NNN:
\$0.51 PSF



PROPERTY HIGHLIGHTS

- Busiest street in Henderson over 100,000 Cars/day
- Excellent Tenant Mix
- Traffic Light Accessible
- Strong retail corridor with growing population.
- Covered Parking and Pylon Signage available.

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2019 Population	13,008	162,463	303,353
HOUSEHOLDS	1-mile	3-mile	5-mile
2019 Households	4,895	63,124	118,912
INCOME	1-mile	3-mile	5-mile
2019 Average Household Income	\$74,057	\$71,170	\$69,888



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Dignity Health
St. Rose Dominican

ST. ROSE PKWY

Target
Krispy Kreme
Chick-fil-A
Nike
Michaels

petco
LOWE'S

Tide DRY CLEANERS
WELLS FARGO
Chili's
McDonald's
BAR
DUNKIN'
CARRABBA'S
ITALIAN GRILL

FIREHOUSE
SUBS
Cafe Rio
MEXICAN GRILL
Carl's Jr.
Wendy's

THE HOME DEPOT
Sam's Club
DEL TACO
BURGER KING
Walmart

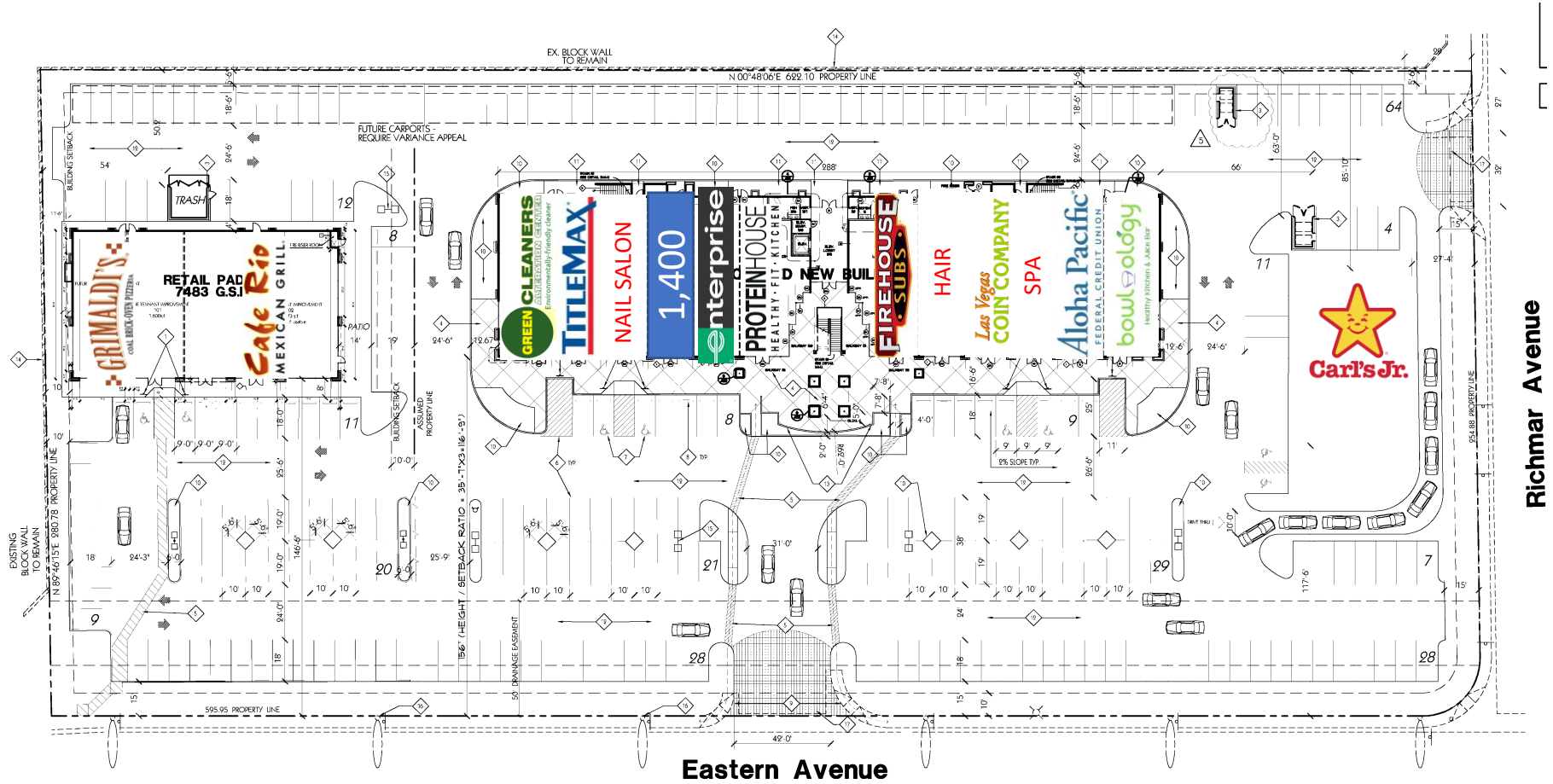
Cafe ZUPAS
smashburger
BJ's
TWIN PEAKS
ENSTEIN BROS BAKERY
THE ORIGINAL Rolled ICE CREAM
PIPPED
A Really Cool Dessert Spot
PAUL MITCHELL the school

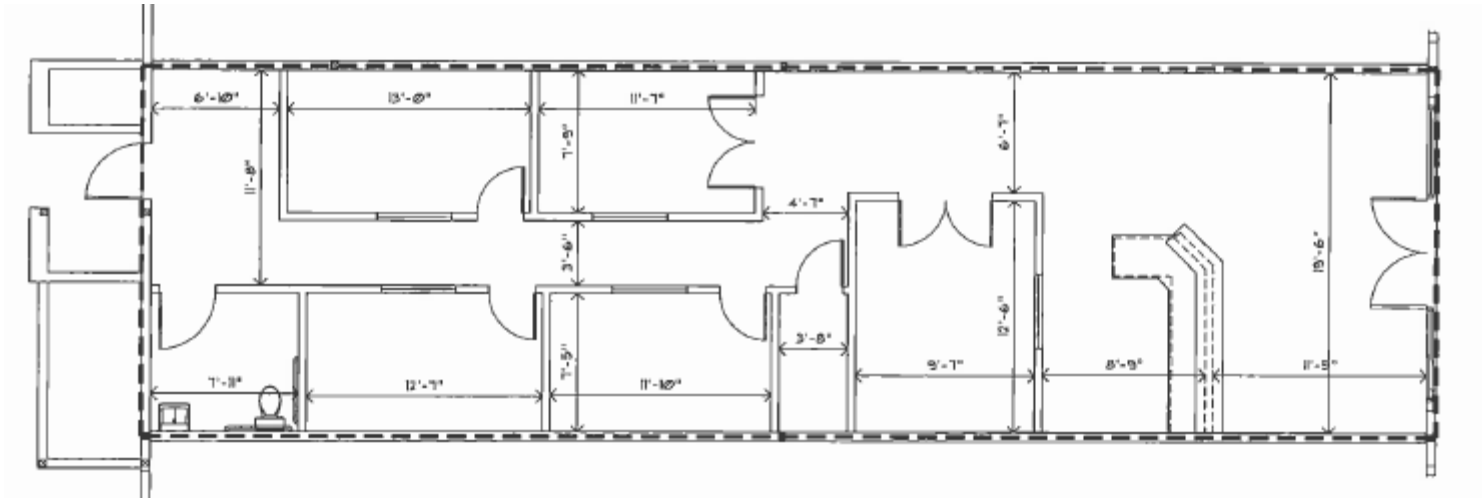
EoS FITNESS
BETTER GYM. BETTER PRICE.
goodwill
99c ONLY STORES.
CHUCK E. CHEESE'S
IN-N-OUT BURGER

EASTERN AVE.

LIFETIME FITNESS
GVR







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